

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-184**

**Petitioner:** Taft Mills Group  
**Rezoning Petition No.:** 2019-184  
**Property:** ± 4.20 acres located at along Northlake Center Parkway (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held on Thursday, February 6<sup>th</sup>, 2020. A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 1/27/2020. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND LOCATION OF MEETING:**

The Community Meeting required by the Ordinance was held on Thursday, January 23<sup>rd</sup>, 2020 at 6:30 PM, at Assurance United Methodist Church, 9700 Mt. Holly-Huntersville Rd, Huntersville, NC 28078.

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were CJ Tyree with Taft Mills Group and Jeff McCluskey with Mc<sup>2</sup> Engineering, Inc. Also, in attendance were Keith MacVean and Dujuana Keys with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

CJ Tyree with the Taft Mills Group opened the meeting and welcomed everyone in attendance. Taft Mills is the affordable division of the Taft Development Group, a development firm out of Greenville that focuses on multi-family communities. They are long term owners of their developments with on-site management and maintenance. Mr. Tyree then reviewed the rezoning petition. The site plan proposes to develop the Site with an affordable age-restricted housing community. The Site is accessible to area amenities and retail with access to highways.

The plan proposes up to 71 age-restricted units with a mix of 1 and 2 bedrooms in a single L-shaped four story building. The community will include on-site amenities to include a fitness center, computer room, sitting areas, and a community room. This is an independent living community without on-site medical facilities or a commercial kitchen.

Access to the Site will be right-in right-out from WT Harris Blvd. The Petitioner is applying for HTF (Housing Trust Fund) assistance as well as tax credits from the state. Should all requests be approved, the Petitioner plans to start construction in summer 2021.

The meeting was opened for questions.

## **II. Summary of Questions/Comments and Responses:**

Attendees inquired about traffic and access to the Site. The Petitioner is working with CDOT to determine the ultimate location of the driveway for the Site. Ingress and egress will be right-in right-out with a “porkchop” style median at the entrance to mitigate potential left-turn access into the Site. The Petitioner will continue to work with CDOT and the community to address eastbound access concerns into the Site.

Attendees asked about the type of age-restricted housing being provided. This development will be restricted to residents age 45 and over with at least one resident in each unit being 55 or over. This is an independent living community with no skilled nursing or cafeteria facilities. The building will have 2 elevators.

Neighboring residents inquired about buffers and screening to the Site. There will be a 50 foot rear yard that includes a 28 foot tree buffer adjacent to the single family homes. The frontage of the Site includes a 30 foot buffer as well as a planting strip and street trees.

One attendee inquired about stormwater. The Site will comply with the post construction stormwater ordinance and capture all water in a BMP to be released at a slower rate. This Ordinance has been updated since the development of the Food Lion and will help to mitigate current stormwater concerns.

## **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

The Petitioner is working with CDOT to determine the driveway access point as well as traffic measures to safely access the Site traveling eastbound.

cc: Malcolm Graham, Charlotte City Council District 2 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Clay Cooper, Woda Cooper Development, Inc.  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2019-184	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-184	02510520	SHIPP	JOHN	VIVAN	SHIPP	9804 WOODLAND CR		CHARLOTTE	NC	28216
2019-184	02510521	KEZIAH	GENE LEE	BETTY W	KEZIAH	9732 WOODLAND CIR		CHARLOTTE	NC	28216
2019-184	02510522	KEZIAH	ROBERT LAWRENCE			9714 WOODLAND CIR		CHARLOTTE	NC	28216
2019-184	02510525	AVERY	ALVIN L	MARY E	AVERY	9626 WOODLAND CIR		CHARLOTTE	NC	28216
2019-184	02510526	AVERY	ALVIN L	MARY E	AVERY	9626 WOODLAND CIR		CHARLOTTE	NC	28216
2019-184	02510527	RICHARDSON	MARY ANN			9528 FOREST DR		CHARLOTTE	NC	28216
2019-184	02510529	SKINNER	JANINE ENGRAM			PO BOX 1797		DENVER	NC	28037
2019-184	02510530	SKINNER	JANINE E	MARK J	SKINNER	PO BOX 1797		DENVER	NC	28037
2019-184	02510608	CHESSER	HOWARD TIMOTHY JR		KATHERINE D WEAVER	9610 FOREST DR		CHARLOTTE	NC	28216
2019-184	02510609	ANSTINE	PAUL M JR	DANIEL	RAMIREZ	1581 STATE ROUTE 28		MOHAWK	NY	13407
2019-184	02510611	GRANGER	KATY M			9723 WOODLAWN CIRCLE		CHARLOTTE	NC	28216
2019-184	02510616	CHESSER	HOWARD TIMOTHY JR		KATHERINE D WEAVER	9610 FOREST DR		CHARLOTTE	NC	28216
2019-184	02515115	GLENN	ALSTON W			8419 W WT HARRIS BLVD		CHARLOTTE	NC	28216
2019-184	02521101	WEDGEWOOD HOMEOWNERS	ASSOCIATION			219 E KINGSTON AVE		CHARLOTTE	NC	2803
2019-184	02521102	ALVARENGA	JUAN A MENJIVAR	IRIS YOLANDA	RIOS	9416 LAKE SPRING AVE		CHARLOTTE	NC	28216
2019-184	02521103	RICHARDSON	KIM	CLIFF	NESBIT	9412 LAKE SPRING AVE		CHARLOTTE	NC	28216
2019-184	02521227	RATLIFF	LEE J			8705 HEATHER VIEW CT		CHARLOTTE	NC	28216
2019-184	02521228	MONTGOMERY	CHARLES			8713 HEATHER VIEW CT		CHARLOTTE	NC	28216
2019-184	02521229	BENNETT	KENNETH	CHRISTIAN	BENNETT	9401 LAKE SPRING AVE		CHARLOTTE	NC	28216
2019-184	02521230	DRAKEFORD	APRIL L			9409 LAKE SPRING AVE		CHARLOTTE	NC	28216
2019-184	02521231	ALLISON	LUTHER M	CAROLYN C	ALLISON	9417 LAKE SPRING AVE		CHARLOTTE	NC	28216
2019-184	02529122	GREENE	JUNE M & SYLVIA M		SYLVIA M SMITH	PO BOX 220924		CHARLOTTE	NC	28222

2019-184	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-184		Jesse	Boyd	8510 Prosser Way	202	Charlotte	NC	28216
2019-184	Braemar At Treyburn Owners Association Inc.	Gail	Crawford	9016 Shenington Pl		Charlotte	NC	28216
2019-184	Holly Creek	Tara	Hunter- McKoy	8738 Holly Creek Court		Charlotte	NC	28216
2019-184	Hunter Acres Park Association, Inc	Rosie	Hemmingway	10191 Reindeer Way Ln		Charlotte	NC	28216
2019-184	Hunter Wood	Alan	Wells	8308 Rudolph Rd		Charlotte	NC	28216
2019-184	Mcintyre Homeowners Association	BJ	Jones	9510 Bayview Pkwy		Charlotte	NC	28216
2019-184	MeckEd	Rashaan	Peek	9930 Lanaken Dr		Charlotte	NC	28216
2019-184	Treyburn Owners Association	kevin	farrow	9228 darbyshire place		charlotte	NC	28216
2019-184	Treyburn Towne Meadows Homeowners Association	Lisa	Luzw	9021 Cinnabay Dr		Charlotte	NC	28216
2019-184	Treyburn Towne Meadows Homeowners Association	Pam	Massey	9030 Cinnabay Dr		Charlotte	NC	28216
2019-184	Urban Institute - Uncc	Bill	McCoy	8921 McCartney Wy		Charlotte	NC	28216
2019-184	Walden Ridge HOA	Syteria	Puryear	8530 Walden Ridge Dr		Charlotte	NC	28216
2019-184	Wedgewood North HOA, Inc.	Charlie Leo	Kiper	8413 Londonshire Dr		Charlotte	NC	28216
2019-184	Wedgewood North HOA, Inc.	Mike	Cimbotti	8921 McCartney Way		Charlotte	NC	28216
2019-184	Wedgewood North Homeowners Association	Alan	Jacobson	8400 Londonshire Dr		Charlotte	NC	28216
2019-184	Wedgewood North Homeowners Association	Amanda	Hite	9128 Whittel Place		Charlotte	NC	28216

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2019-184 – Taft Mills Group**

Subject: Rezoning Petition No. 2019-184

Petitioner/Developer: Taft Mills Group

Current Land Use: Vacant

Existing Zoning: R-3

Rezoning Requested: R-17MF(CD)

**Date and Time of Meeting:** **Thursday, February 6<sup>th</sup>, 2020 at 6:30 p.m.**

Location of Meeting: Assurance United Methodist Church - Basement  
9700 Mt. Holly-Huntersville Rd  
Huntersville, NC 28078

Date of Notice: 1/27/2020

We are assisting Taft Mills Group (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located on W. W.T. Harris Boulevard (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This Petition involves a request to rezone the ± 4.20-acre Site from R-3 to R-17MF(CD) to allow the Site to be developed with senior residential community with up to 72 dwelling units.

The proposed residential dwelling units will be located in one building, the proposed building will be located along the southern property boundary and oriented toward the intersection of West W. T. Harris and the I-485 off-ramp. The proposed building will be a three (3) story building with a maximum height of 48 feet.

Around the perimeter of the Site abutting the existing single-family homes a 28-foot Class C Buffer will be provided. A 50-foot rear yard will be provided between the proposed building and the homes on Woodlawn Circle. Along West W. T. Harris, and along the I-485 off-ramp a 30-foot building and parking setback will be provided.

Access to the Site will be from West W. T. Harris via a single driveway which will be limited to a right-in right-out driveway.

**Community Meeting Date and Location:**

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Thursday, February 6<sup>th</sup>, 2020, at 6:30 p.m. at Assurance United Methodist Church - Basement, 9700 Mt. Holly-Huntersville Road, Huntersville, NC 28078.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) Jeff Brown (704-331-1144). Thank you.

cc: Malcolm Graham, Charlotte City Council District 2 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
CJ Tyree, Taft Mills Group  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

### Site Location



## Community Meeting Attendance Sheet

\*\* This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. \*\*

Petitioner: Taft Mills Group

Rezoning petition Number 2019-184

Date February 6, 2020

Name	Address	Phone	Email
SKINNER JAN & MARK	28037 P.O. Box 1797 DENVER NC	704-578- 57227	Stony creek jane@gmail.com
Alan Jacobson	8912 CYPRESS Forest Dr Charlotte NC	704-651-5538	Alan Jacobson PE@yahoo.com
m/m Baldwin Heilman	8944 Cypress Forest Dr.	704-918-3797	dheilman3@gmail.com
+ BETTY KEZIAH	9732 Woodland Cir	704-579-2050	
MARY AVERY	9626 Woodland Cir	704-394-4778	
Robert KEZIAH	9714 Woodland Circle	704-619-0292	KEZIAH FAB@yahoo.com
Mary Spillman	9112 Vermet Ct. Charlotte, NC 28216	704-967-7626	maryspillman@bellsouth.net
Amanda Jeff Hiley	9083 Carastan Dr	704-578-9152	amandasentinel@gmail.com
PAUL ANSTINE JR	9619 WOODLAND CIR	704-232-0476	ANSTINEJR3@GMAIL.com
GAYLE ANSTINE	" "	—	
Elizabeth Ehardt	883 Cypress Forest Dr	434-485-1524	outoftheazure@gmail.com